



RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE KAPIOLANI COMMUNITY COLLEGE CULINARY INSTITUTE OF THE PACIFIC

WHEREAS, the Department of Planning and Permitting (DPP) on April 8, 2010, accepted an application for a Special Management Area Use Permit (SMP) from the Kapiolani Community College (KCC), University of Hawaii, herein referred to as the Applicant, for a new culinary facility for the KCC, consisting of 11 new buildings, including a teaching restaurant, two demonstration auditoriums, two instructional laboratories, classroom, administration, student lounge, maintenance and storage buildings, various courtyards, three parking lots, and landscaping on the former Fort Ruger Cannon Club Site, which is on land zoned F-1 Military and Federal Preservation and P-2 General Preservation Districts, located at 4500 Diamond Head Road, Diamond Head and identified by Tax Map Key 3-1-42: 11; Reference Number 2010/SMA-18; and

WHEREAS, on May 24, 2010, the DPP held a public hearing which was attended by eight representatives of the Applicant; three members of the public attended and provided testimony at the hearing; and

WHEREAS, on June 15, 2010, within 14 working days after the close of the public hearing (as agreed to by the applicant), the DPP, having duly considered all evidence and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu, and Section 205A-26, Hawaii Revised Statutes, completed its report and transmitted its findings and recommendation of approval to the Council; and

WHEREAS, the City Council, having received the findings and recommendation of DPP on JUN 15 2010, and its meeting of JUL 14 2010, having duly considered all of the findings and reports on the matter, approved the subject application for an SMP with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMP be issued to the Applicant under the following conditions:

- A. Approval of this permit covers the Kapiolani Community College Culinary Institute of the Pacific (CIP), as depicted in Exhibits A through N.



RESOLUTION

- B. Construction shall be in general conformity with the plans on file with the DPP and in accordance with the Land Use Ordinance (LUO). Any change in the size or nature of the project which may have a significant effect on special management area resources addressed in Chapter 25, Revised Ordinances of Honolulu, shall require a new SMP application. Any change which does not have a significant effect on coastal resources shall be considered a minor modification, and therefore permitted under this resolution, upon review and approval of the Director of the DPP.
- C. Approval of this SMP does not constitute compliance with other LUO or governmental requirements. They are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the project approved under this permit comply with all applicable LUO and other governmental agencies' provisions and requirements.
- D. The Applicant shall eliminate any rockfall hazards, including but not limited to installation of a six-foot high chain-link fence or any other appropriate rockfall barrier, upslope of all proposed structures to intercept falling rocks from above the site.
- E. The Applicant shall implement the Landscape Master Plan which incorporates primarily native or introduced Polynesian species that are appropriate to this dry coastal area and provides a visual buffer of the facility and the Tree Disposition Plan. The required landscaping shall be maintained and kept in a healthy condition for the life of the CIP facility.
- F. The Applicant shall obtain grading and/or stockpiling permits from the DPP Civil Engineering Branch.
- G. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, paving, or walls) are encountered, the applicant shall stop work and contact the State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 10-144

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and is directed to transmit copies of this Resolution to Vincent Shigekuni, PBR Hawaii and Associates, Inc., 1001 Bishop Street, Suite 650, Honolulu, Hawaii 96813-3484; Brian Minaai, Associate Vice President, University of Hawaii, Capital Improvements, 1960 East-West Road, Honolulu, Hawaii 96822; David K. Tanoue, Director, Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Laura H. Thielen, Chairperson, Department of Land and Natural Resources, P. O. Box 621, Honolulu, Hawaii 96809; and Pua Aiu, Administrator, State Historic Preservation Division, Department of Land and Natural Resources, Kakuhikewa Building, Room 555, 601 Kamokila Boulevard, Kapolei, Hawaii 96707.

INTRODUCED BY:

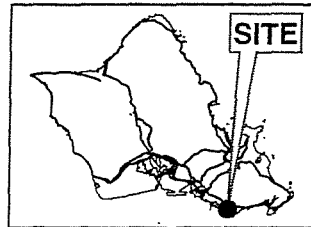
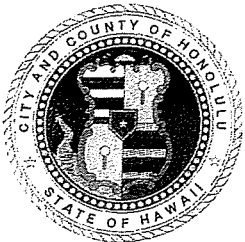
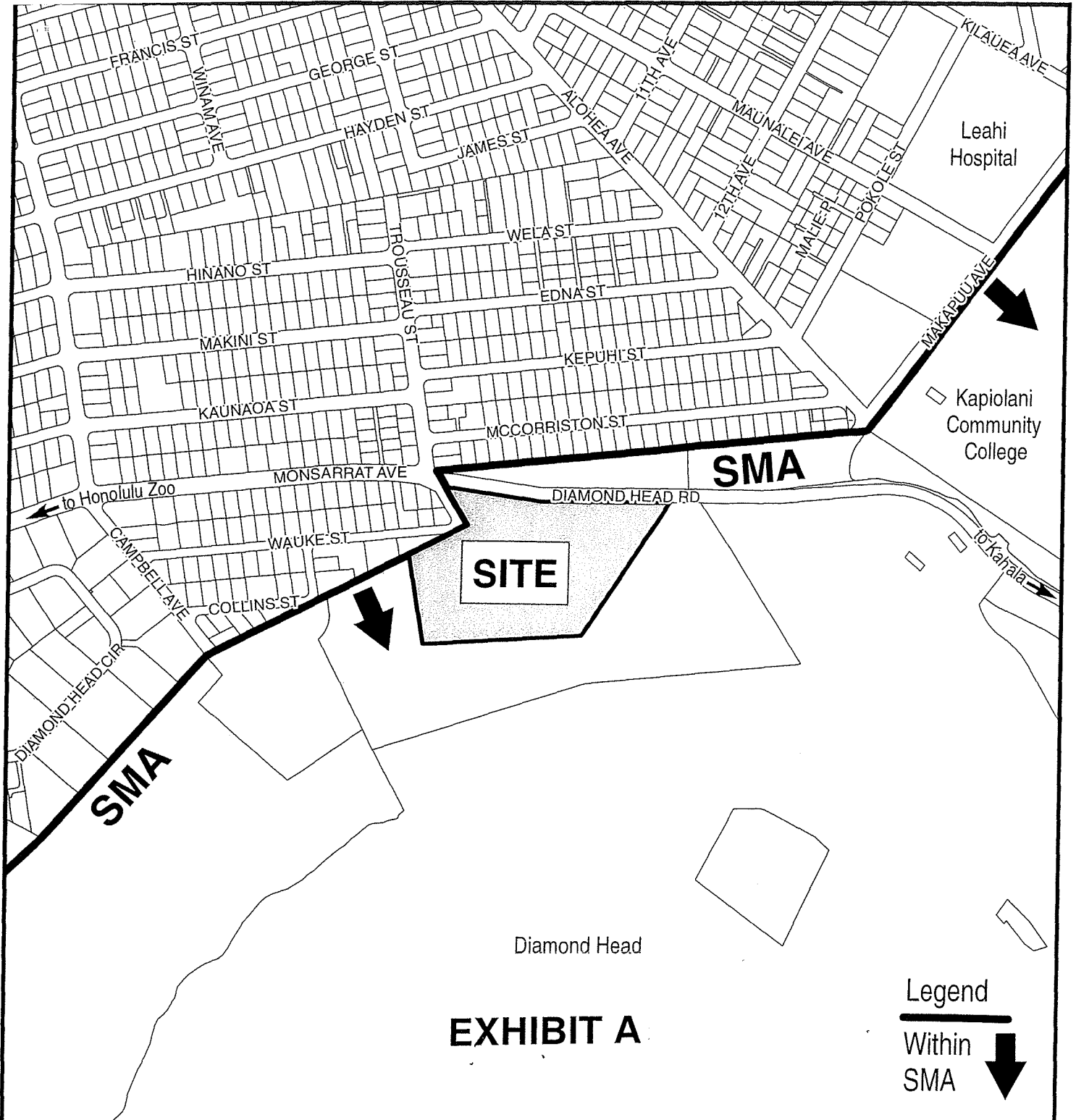
(br)

DATE OF INTRODUCTION:

JUN 16 2010

Honolulu, Hawaii

Councilmembers



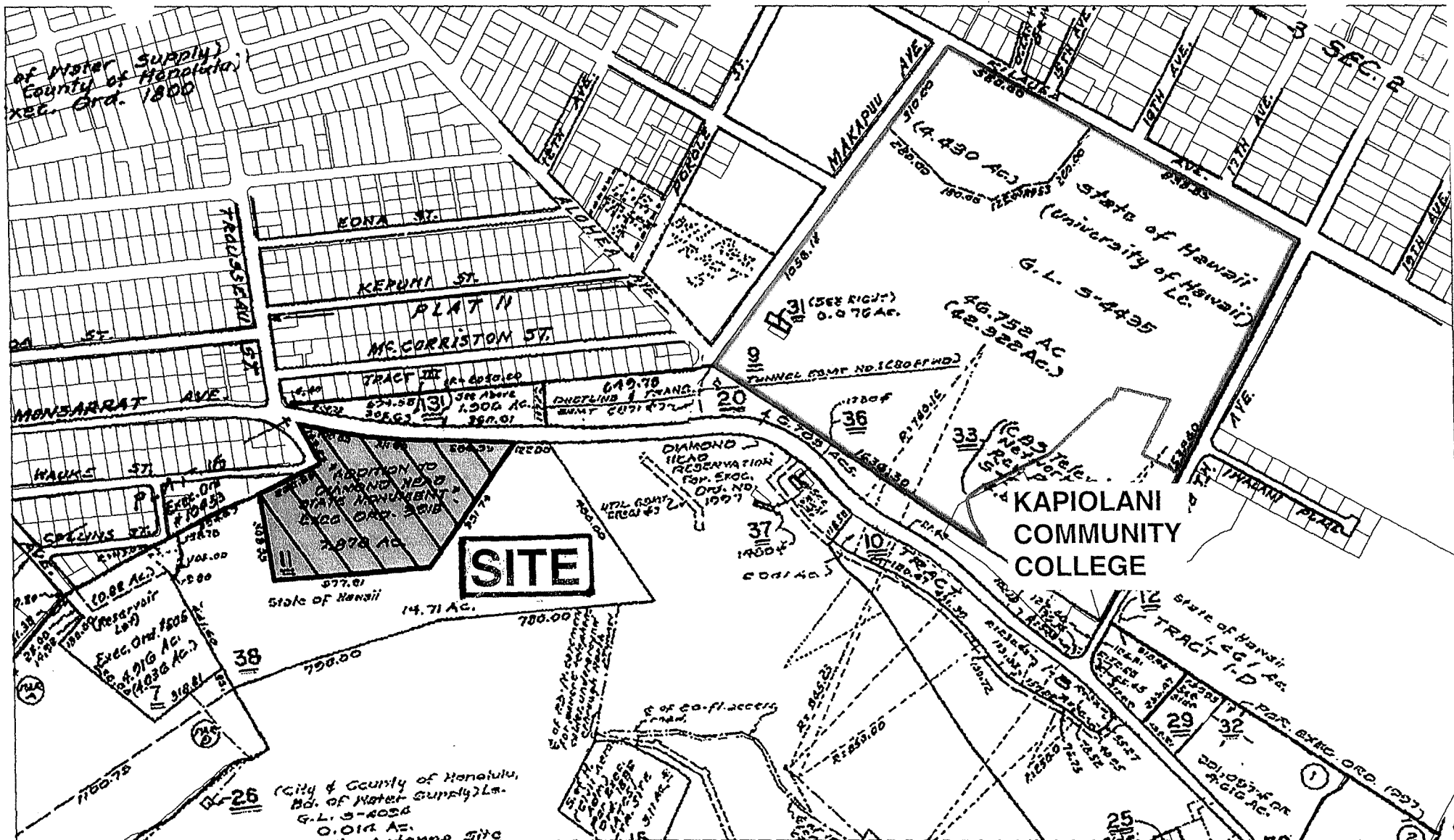
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Scale in Feet



LOCATION MAP DIAMOND HEAD

TAX MAP KEY(S): 3-1-042:011

FOLDER NO.: 2010/SMA-18



LEGEND



-  Kap'olani Community College (KCC)
-  Proposed KCC Culinary Institute of the Pacific

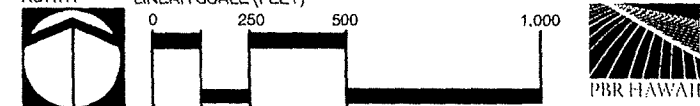
EXHIBIT B

Figure 1

Tax Map Key

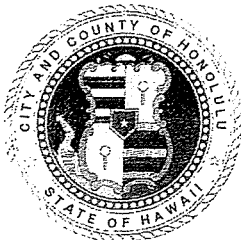
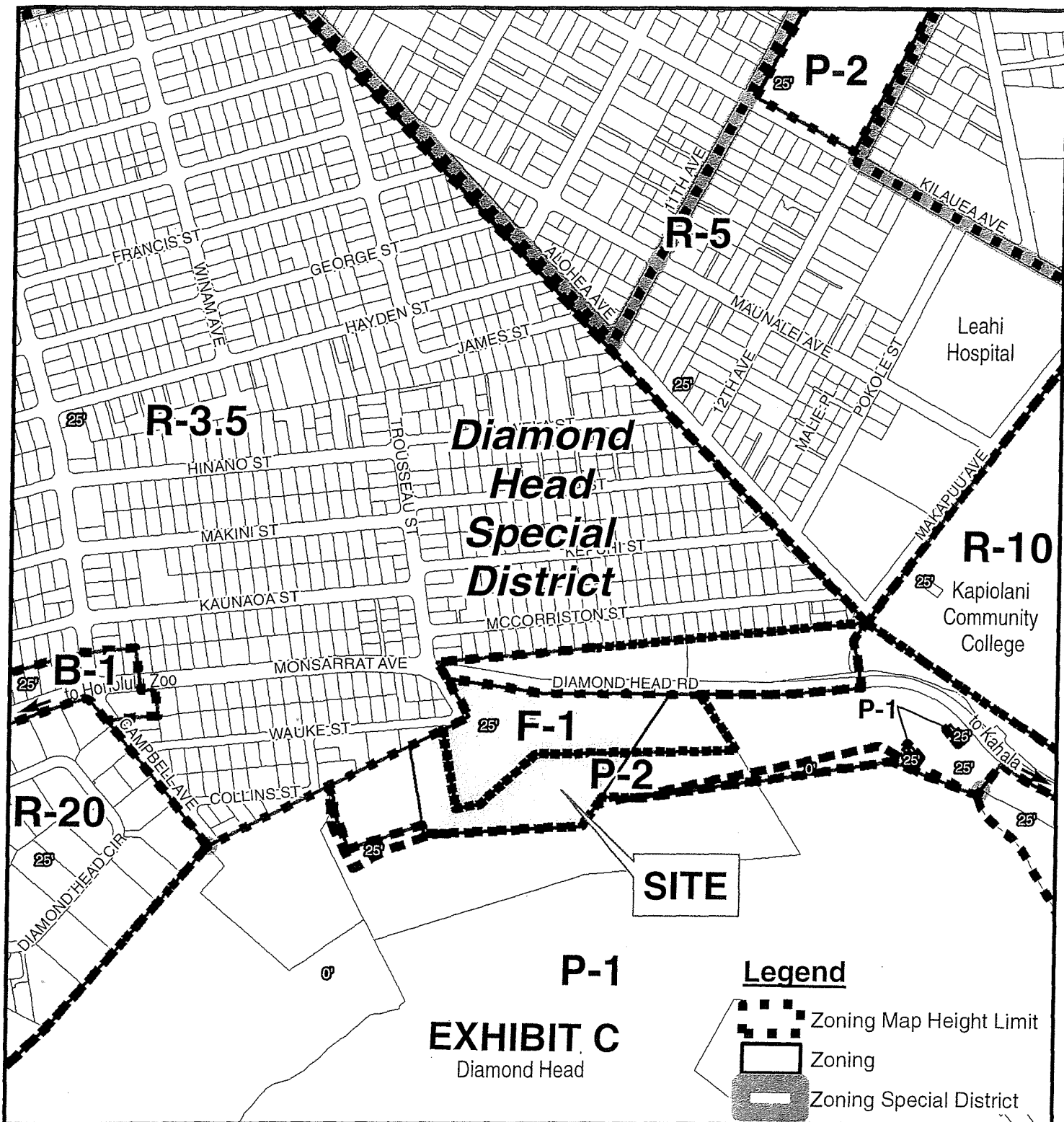
Culinary Institute of the Pacific
Kapi'olani Community College

University of Hawai'i
ISLAND OF O'AHU

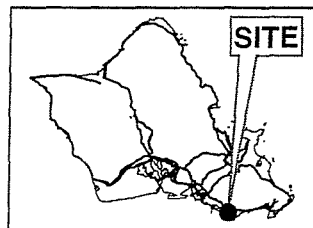


FOLDER NO.: 2010/SMA - 18

Source: U.S. Geological Survey
Disclaimer: This graphic has been prepared for general planning purposes only
Q:\Oahu\Cannon Club\GIS\2009 Project



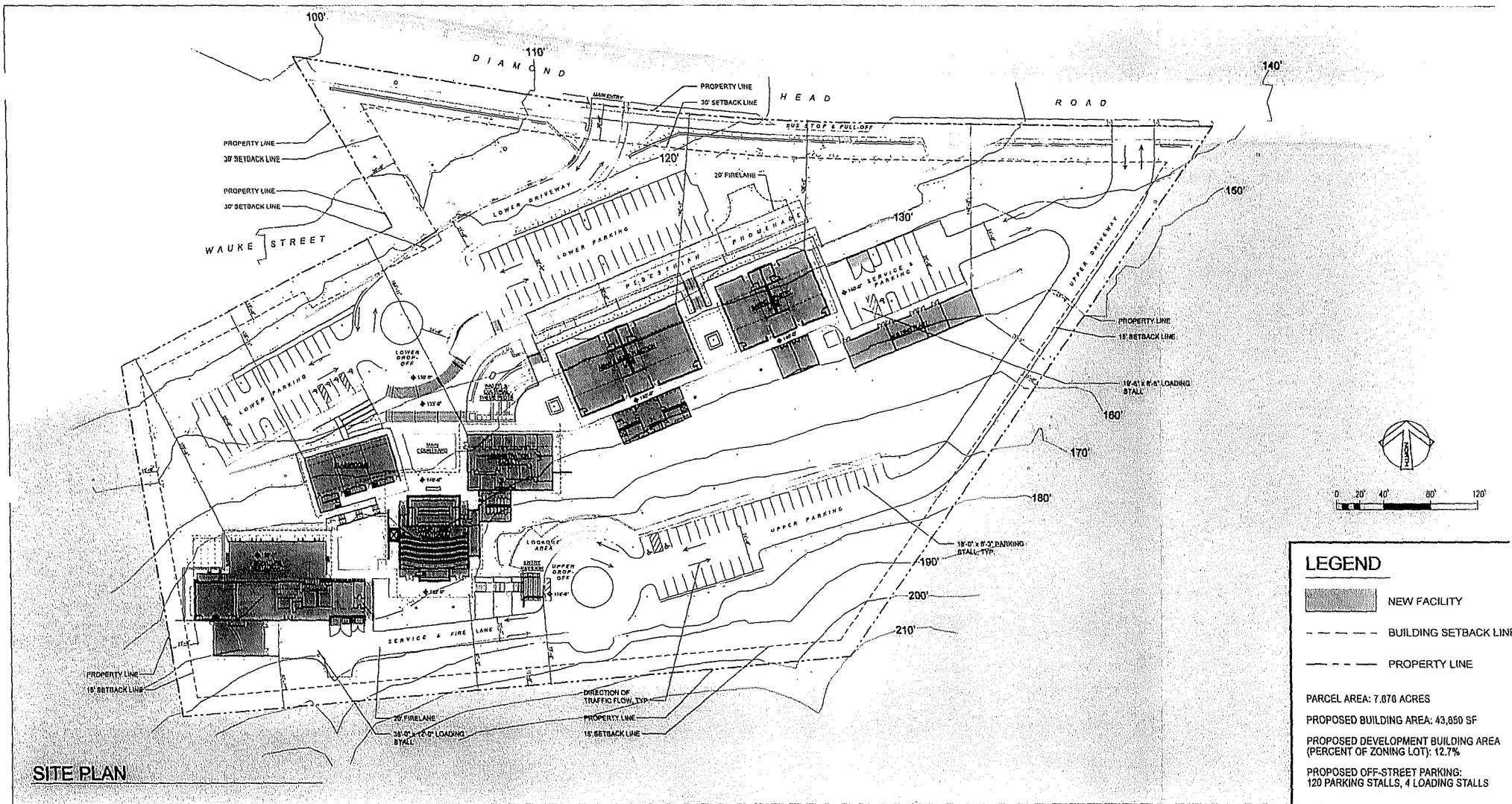
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Scale in Feet



**PORTION OF
EXISTING ZONING MAP
(MOILIILI - KAIMUKI)**

TAX MAP KEY(S): 3-1-042:011

FOLDER NO.: 2010/SMA-18



LEGEND

Adjacent Land Uses

- Public Facility
- Diamond Head State Monument
- Residential

EXHIBIT D

Figure 5
KCC CIP Site Plan

Culinary Institute of the Pacific
Kapi'olani Community College
 University of Hawaii

FOLDER NO.: 2010/SMA - 18





1. Views from across Diamond Head Road towards the eastern-most and middle entries of the KCC CIP site.

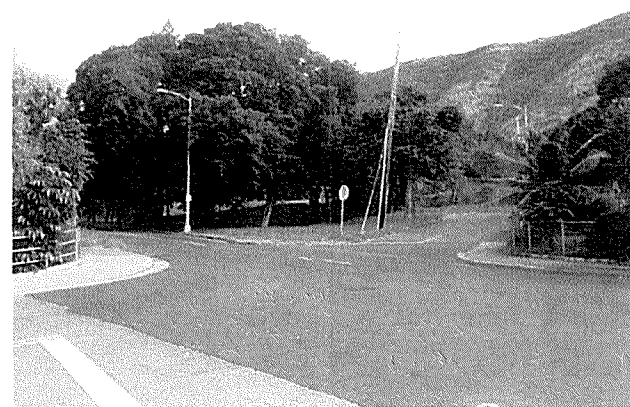


2. View from Diamond Head Road towards the western-most entry of the KCC CIP site.

EXHIBIT E



3. View from the KCC CIP site towards the middle entry of the site.



4. View from Trouseau Street towards the northwestern-most boundary of the KCC CIP site.

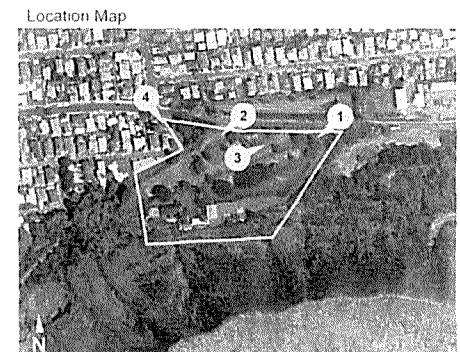


Figure 7A
Site Photographs

Culinary Institute of the Pacific
Kapi'olani Community College
University of Hawai'i
ISLAND OF O'AHU

FOLDER NO.: 2010/SMA - 18



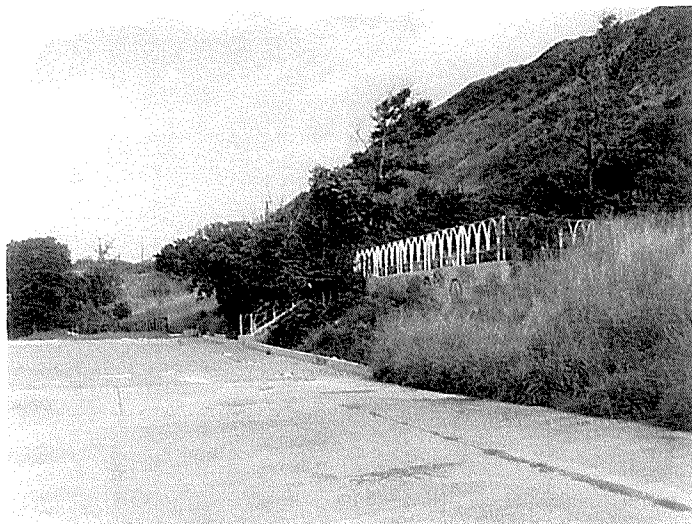


1. View from the upper deck of the KCC CIP site facing east towards the existing site conditions.



2. View from the upper deck of the KCC CIP site facing east towards the existing site conditions.

EXHIBIT F



3. View from the lower deck of the KCC CIP site facing east towards the existing site conditions.



4. View from the lower deck of the KCC CIP site facing east towards the existing site conditions.

Location Map

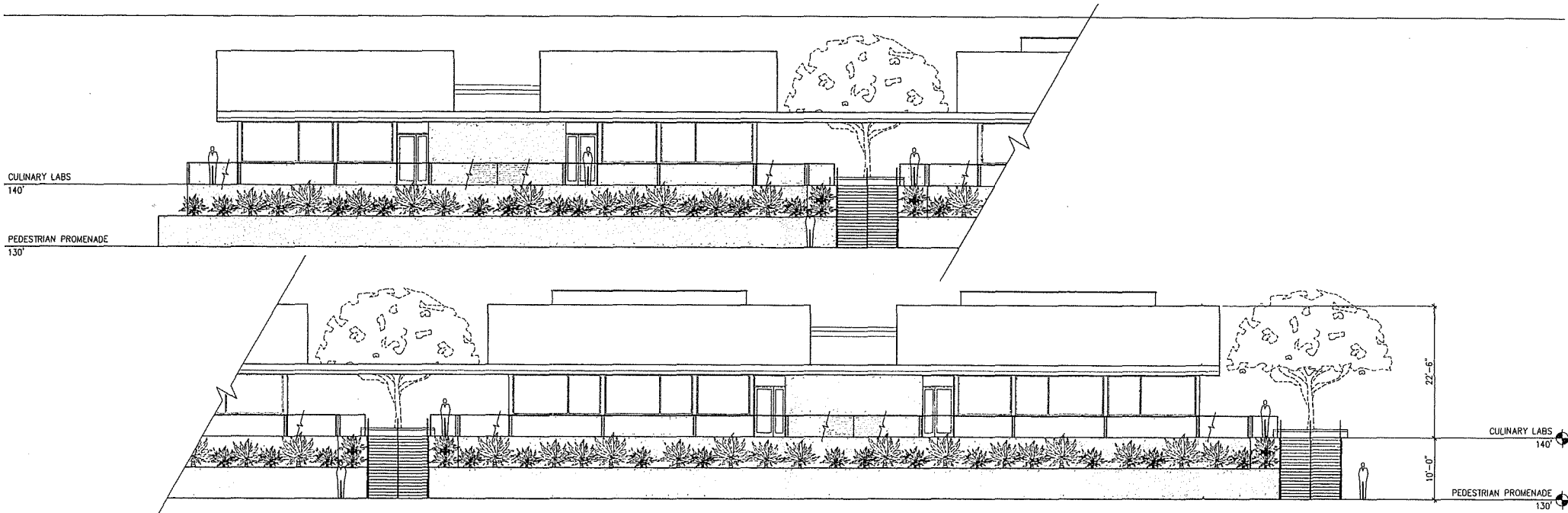


Figure 7B
Site Photographs

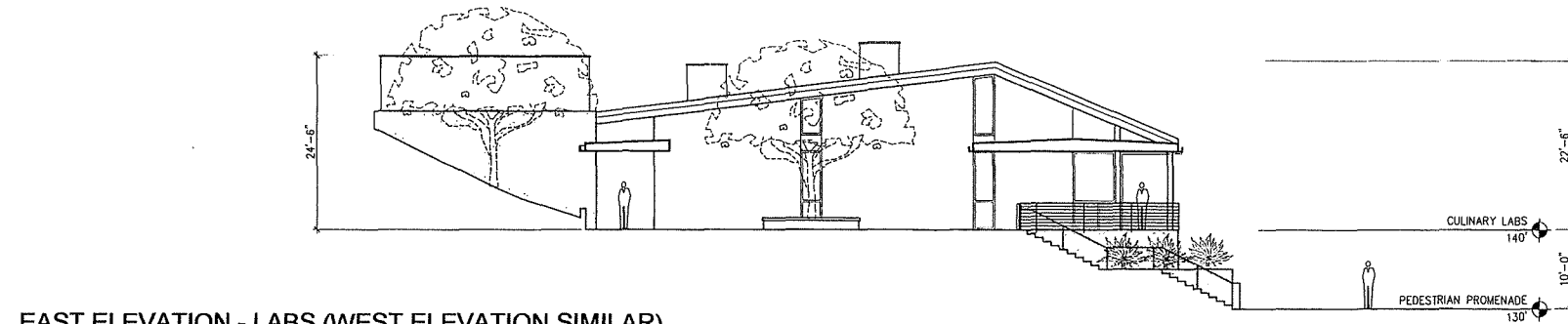
Culinary Institute of the Pacific
Kapi'olani Community College
University of Hawai'i



FOLDER NO.: 2010/SMA - 18



NORTH ELEVATION - LABS



EAST ELEVATION - LABS (WEST ELEVATION SIMILAR)

EXHIBIT G

Figure 15
Elevation 1: Labs

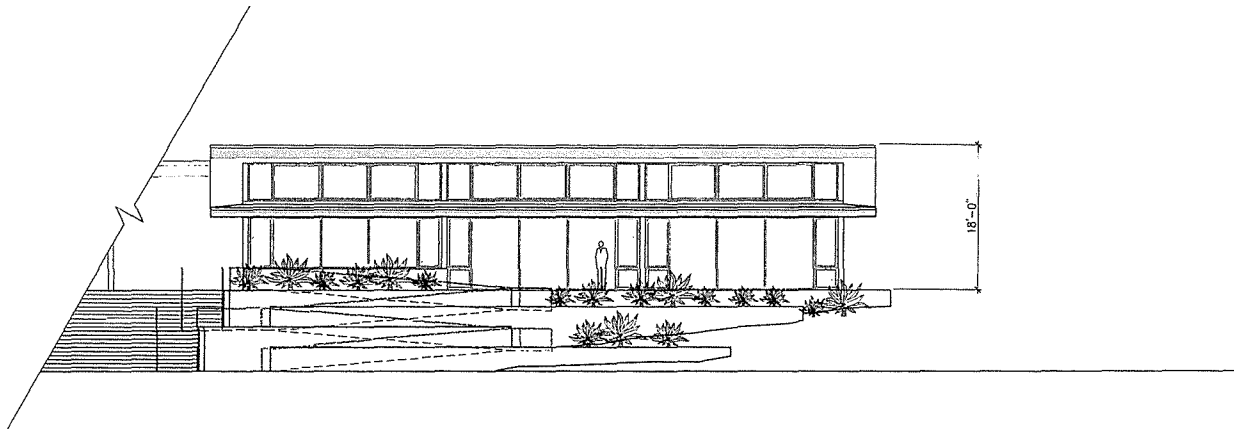
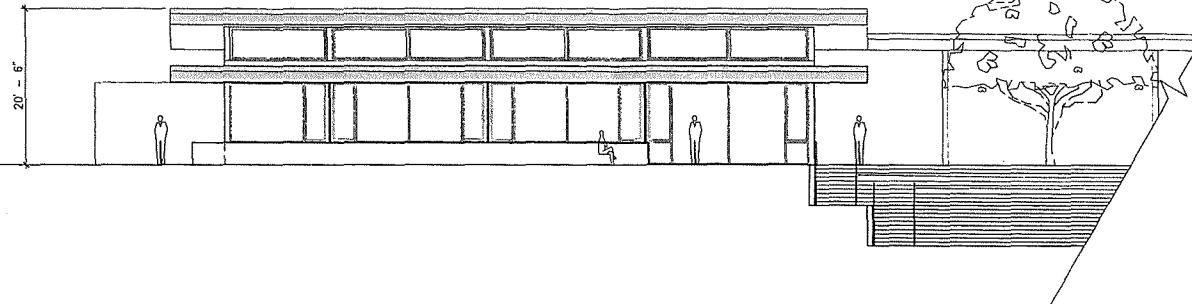
Culinary Institute of the Pacific
Kapi'olani Community College
University of Hawai'i ISLAND OF O'AHU

FOLDER NO.: 2010/SMA - 18

ADMINISTRATION, CLASSROOMS,
LOWER AUDITORIUM ENTRANCE
142'

UPPER PEDESTRIAN PROMENADE
137'

LOWER PEDESTRIAN PROMENADE
132'



ADMINISTRATION, CLASSROOMS,
LOWER AUDITORIUM ENTRANCE
142'

UPPER PEDESTRIAN PROMENADE
137'

LOWER PEDESTRIAN PROMENADE
132'

NORTH ELEVATION - ADMINISTRATION, AUDITORIUM + CLASSROOMS

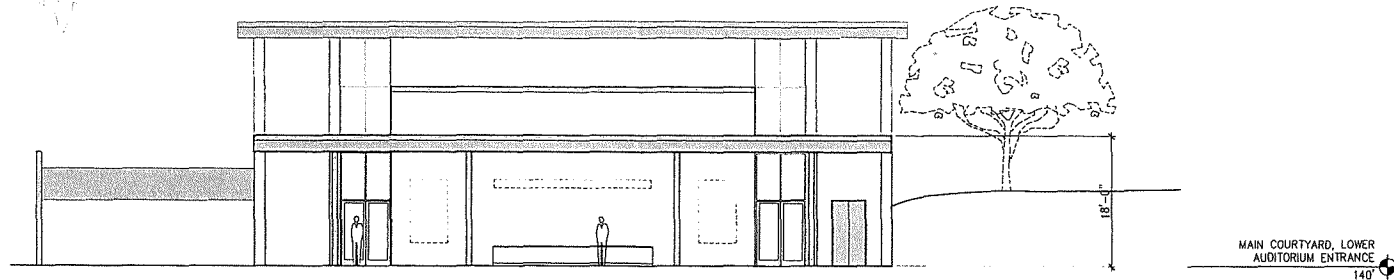


EXHIBIT H

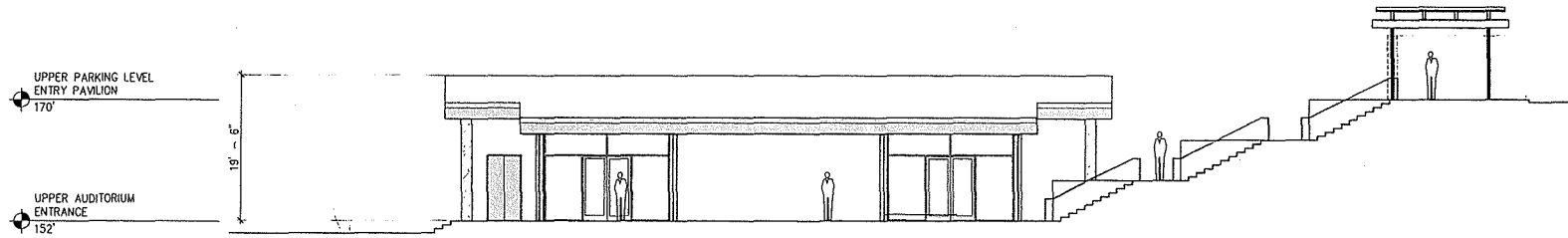
Figure 17
Elevation 3: Administration, Auditorium &
Classrooms

Culinary Institute of the Pacific
Kapi'olani Community College
University of Hawai'i ISLAND OF O'AHU

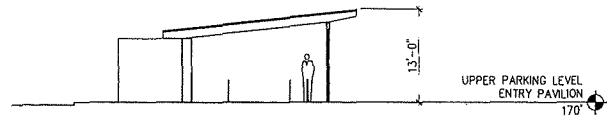
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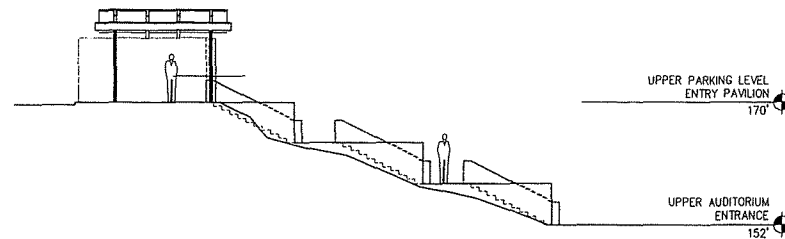
NORTH ELEVATION - AUDITORIUM



SOUTH ELEVATION - AUDITORIUM



EAST ELEVATION - ENTRY PAVILION



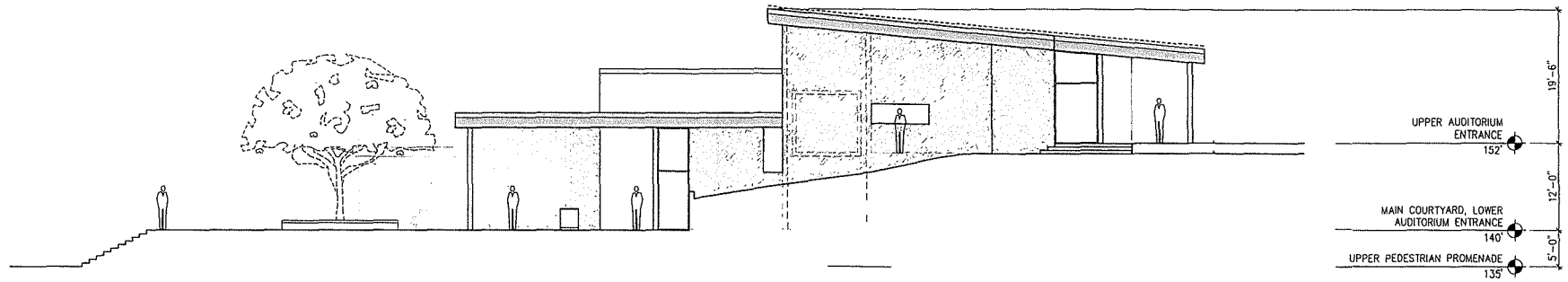
NORTH ELEVATION - ENTRY PAVILION



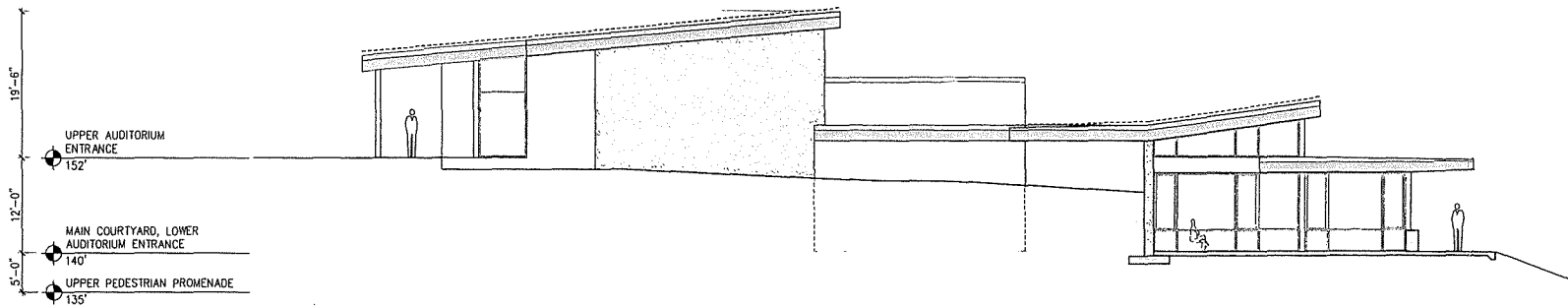
EXHIBIT I

Figure 18
Elevation 4: Auditorium & Entry Pavilion
Culinary Institute of the Pacific
Kapi'olani Community College
University of Hawai'i
ISLAND OF O'AHU

FOLDER NO.: 2010/SMA - 18



WEST ELEVATION - AUDITORIUM



EAST ELEVATION - AUDITORIUM

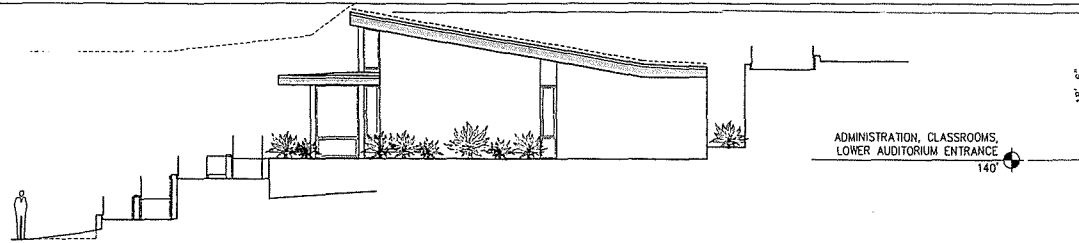


EXHIBIT J

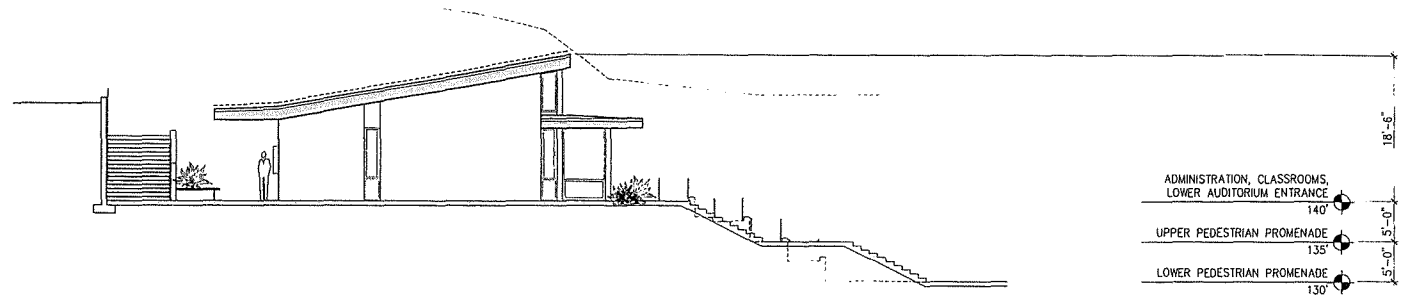
Figure 19
Elevation 5: Auditorium

Culinary Institute of the Pacific
Kapi'olani Community College
University of Hawai'i ISLAND OF O'AHU

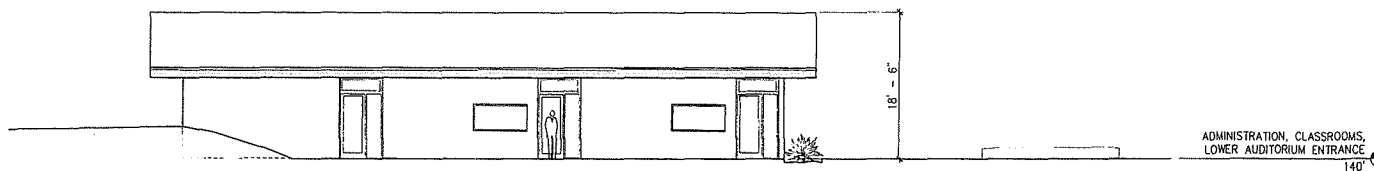
FOLDER NO.: 2010/SMA - 18



WEST ELEVATION - CLASSROOMS



EAST ELEVATION - CLASSROOMS



SOUTH ELEVATION - CLASSROOMS

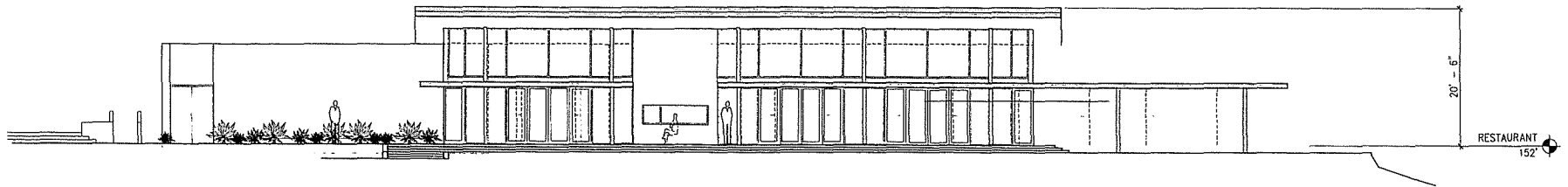


EXHIBIT K

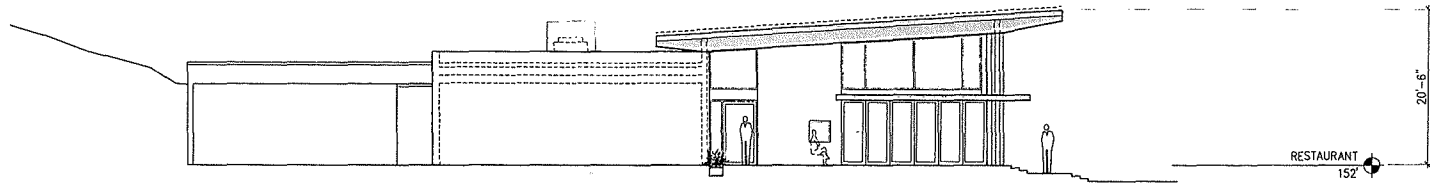
Figure 20
Elevation 6: Classrooms

Culinary Institute of the Pacific
Kapi'olani Community College
University of Hawai'i ISLAND OF O'AHU

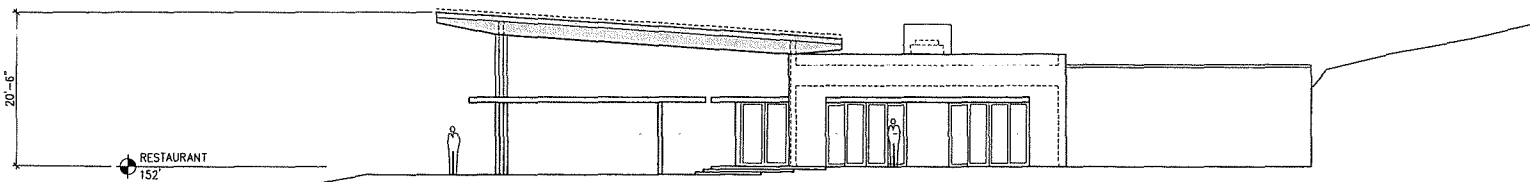
FOLDER NO.: 2010/SMA - 18



NORTH ELEVATION - TEACHING RESTAURANT



EAST ELEVATION - TEACHING RESTAURANT



WEST ELEVATION - TEACHING RESTAURANT

EXHIBIT L



Figure 21
Elevation 7: Teaching Restaurant

Culinary Institute of the Pacific
Kapi'olani Community College
University of Hawai'i ISLAND OF O'AHU

FOLDER NO.: 2010/SMA - 18

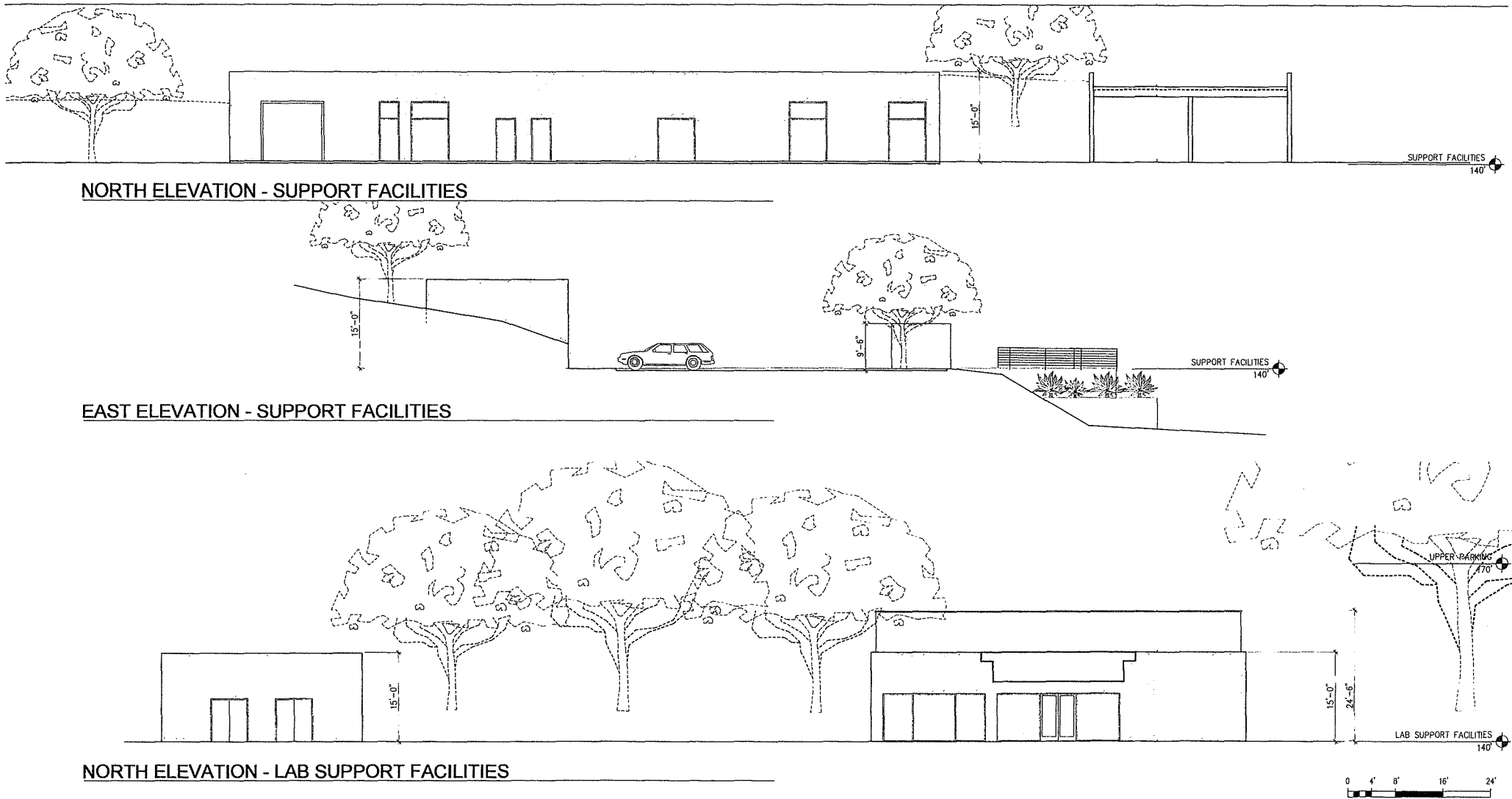
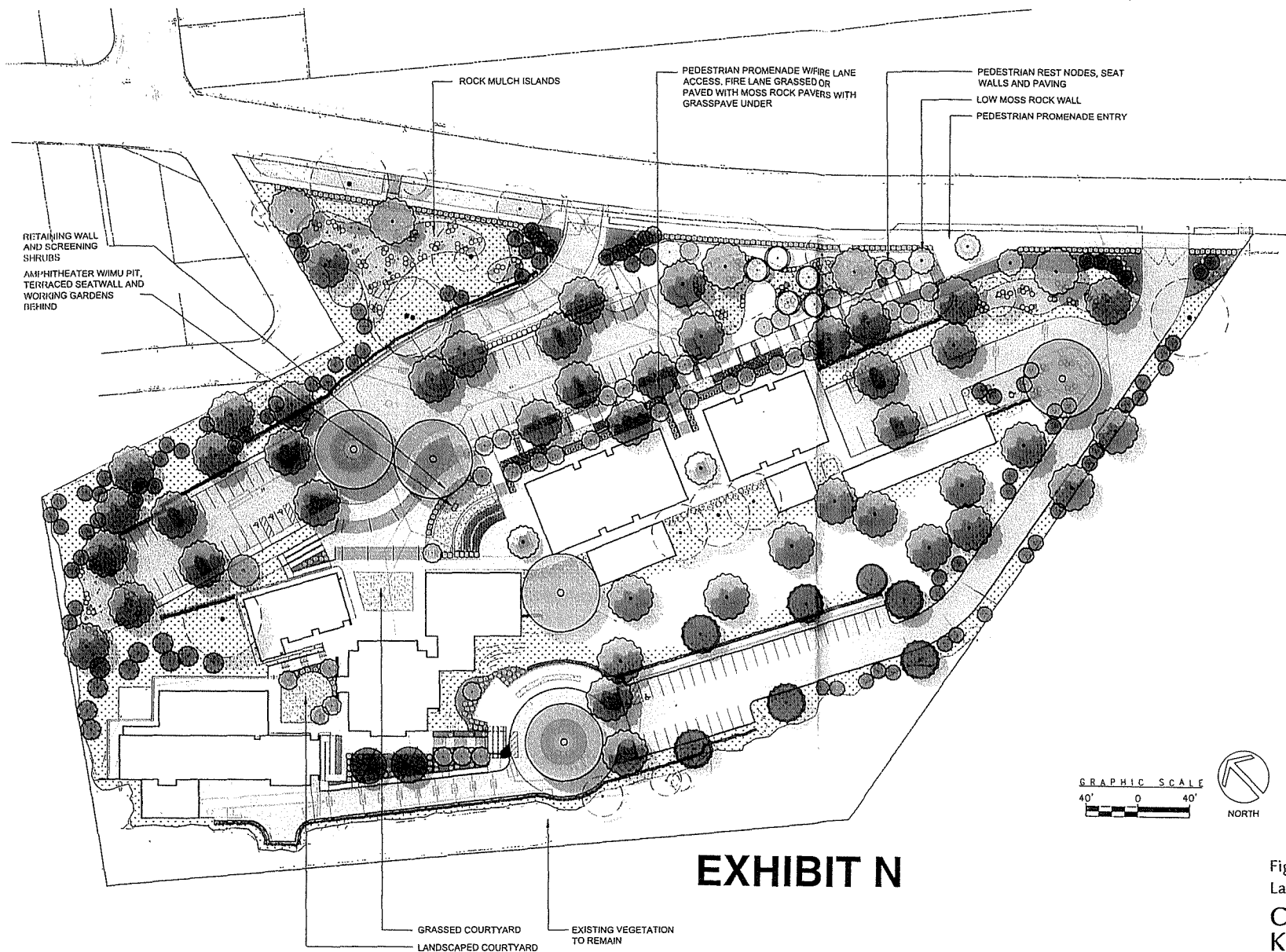


EXHIBIT M

Figure 22
Elevation 8: Support Facilities

Culinary Institute of the Pacific
Kapi'olani Community College
University of Hawai'i ISLAND OF O'AHU

FOLDER NO.: 2010/SMA - 18



PLANT PALETTE

- LARGE TREE, I.E. MONKEY POD (F.S.)
- RELOCATED SANDALWOOD
- RELOCATED SOAPBERRY
- RELOCATED OPIUMA
- RELOCATED PINK TECOMA
- RELOCATED PLUMERIA
- RELOCATED TECOMA
- RELOCATED FALSE OLIVE
- STREET TREE, I.E. TRUE KOU, (25 G. CAL., TYP.)
- MEDIUM TREES, I.E. KIAWE, TRUE KI MILO, HAU, PLUMERIA, KUKUI (25 G. CAL., TYP.)
- MEDIUM TREE, I.E. ULU (25 GAL., 2" C)
- MEDIUM TREE, I.E. HALA (25 GAL., 2" C)
- SMALL TREES, I.E. SANDALWOOD, NAIU, KOAIA, HOAWA, ALAHE'E
- ACCENT SHRUBS, I.E. NANU, A'ALII, KOKIO KEOKEO, KOKIO ULA, WAUKE VARIETIES, TI VARIETIES, APE
- SCREENING SHRUBS, I.E. KOKIO KEOKEO, KOKIO ULA, NAUPAKA, NAIU, A'ALII, MIN.
- MOSS ROCK OUTCROPS
- GROUNDCOVERS, I.E. ILIMA PAPA, N. PAPA, AKIA, POHINAHINA, PALAPALA LAUAE, ULEI, NON-NATIVE ORNAMENT
- NATIVE HAWAIIAN GRASSES, I.E. PILI AKIAKI, AKIAKI
- ROCK MULCH
- LAWN GRASS, I.E. ZOYSIA SPP.
- NATURAL SOIL PAVEMENT AT WORKING GARDENS
- WORKING GARDENS

GRAPHIC SCALE
40' 0 40'



Figure 25

Landscape Master Plan

Culinary Institute of the Pacific
Kapi'olani Community College
University of Hawai'i

ISLAND OF O'AHU



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Note: This graphic has been prepared for general planning purposes only.
1/10/10 Cannon Club/Photoshop/Site DWG

FOLDER NO.: 2010/SMA - 18

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
C E R T I F I C A T E

RESOLUTION 10-144

Introduced: 06/16/10 By: TODD APO (BR)

Committee: ZONING

Title: RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE KAPIOLANI
COMMUNITY COLLEGE CULINARY INSTITUTE OF THE PACIFIC.

Links: RES10-144
CR-199

ZONING	07/06/10	CR-199 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION. CURRENT DEADLINE: 08/14/10.			
COUNCIL	07/14/10	CR-199 AND RESOLUTION 10-144 WERE ADOPTED.			
ANDERSON	Y	APO	Y	CACHOLA	Y
DELA CRUZ	Y	DONOHUE	Y		
GARCIA	Y	KOBAYASHI	Y	OKINO	Y
TAM	Y				

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.


BERNICE K. N. MAU, CITY CLERK


TODD K. APO, CHAIR AND PRESIDING OFFICER